



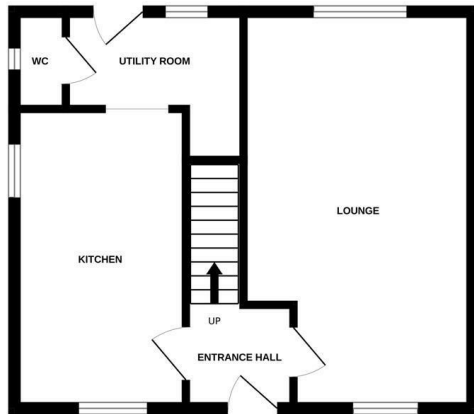
**8 Locksley Road | | Norwich | NR4 6LG**

## Offers In Excess Of £220,000

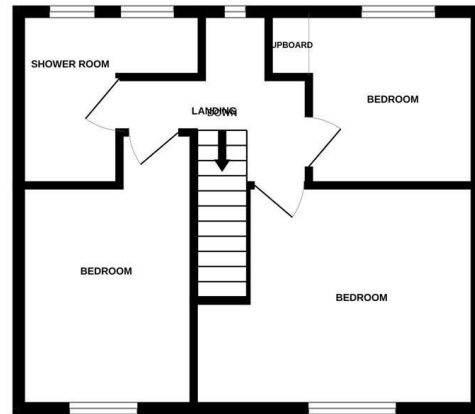
**\*\*SEMI DETACHED HOUSE ON A CORNER PLOT WITH NO ONWARD CHAIN\*\***  
 Gilson Bailey are delighted to offer this well-presented, three bedroom semi-detached house, occupying an attractive corner plot to the south of Norwich and offered with the welcome advantage of no onward chain. Providing spacious and practical accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, fitted kitchen, useful utility room and convenient WC. Upstairs, there are three well-proportioned bedrooms and a shower room off landing, creating an ideal layout for everyday living. Outside, the corner position provides a front garden, together with a driveway offering off-road parking and leading to a garage, while to the rear is an enclosed garden, providing a private space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining three bedrooms, useful parking and garaging, outside space and a chain-free sale, this appealing home would make a fantastic first-time purchase, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Situated just to the south of Norwich close to amenities including schooling, selection of shops, Tesco superstore and very good access to the A47 Southern Bypass, University of East Anglia, University Hospital and Norwich city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen and stairs to first floor.

### Lounge 19'4" x 10'10"

Two double glazed windows, radiator.

### Kitchen 14'2" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, two double glazed windows, radiator.

### Utility Room 8'5" x 4'7"

Space for fridge/freezer and washing machine, boiler, double glazed window, door to rear.

### WC 4'7" x 2'5"

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 12'3" x 10'11"

Double glazed window, radiator, fitted wardrobes.

### Bedroom Two 13'5" x 8'3"

Double glazed window, radiator.

### Bedroom Three 8'2" x 7'11"

Double glazed window, radiator, cupboard.

### Shower Room 9'6" x 8'2"

Walk-in shower, low level WC, hand wash basin, two frosted double glazed windows.

## Outside Front

Low maintenance garden and driveway providing off road parking leading to a garage.

## Outside Rear

Paved and shingled garden, mature plants and shrubs, enclosed by timber fencing.

## Local Authority

Norwich City Council, Tax Band B.

## Tenure

Freehold

## Utilities

Fibre to the property.

Mains gas, water and electric.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

Norwich City Council, Tax Band B

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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